

TOWN OF BROOKFIELD  
100 POCONO ROAD  
BROOKFIELD, CT 06804

**NOTICE TO BIDDERS**

1. All persons desiring to participate in the bidding must qualify by registering with the Clerk prior to the commencement of the auction, and by tendering the required deposit, in the amount of \$2,500.00, by bank check made payable to the Town of Brookfield. Qualified bidders will be issued numbers and bidding will be conducted and recorded by such numbers. Only qualified bidders may participate.

2. The property is sold subject to the following encumbrances:

- a. Any and all provisions of any ordinance, municipal regulation, public or private law, including but not limited to building, zoning, planning, and subdivision regulations of the Town of Brookfield.
- b. The property is located in Brookfield Historic District No. 1 and is subject to Chapter 26 of the Brookfield Code of Ordinance. Any renovation or alteration of the structures on the property or new construction requires the issuance of a certificate of appropriateness from the Historic District Commission.
- c. Taxes due the Town of Brookfield on the List of October 1, 2012, and thereafter.
- d. Sewer charges, as may be due and payable subsequent to the date of the transfer.
- e. Water charges, as may be due and payable subsequent to the date of the transfer.
- f. Notes, lines, easements, rights of way, conditions, facts and all matters as shown on Map No. 3-4-2 of the Brookfield Land Records.
- g. An Easement as set forth in a Private Property Permit in favor of the Danbury and Bethel Gas and Electric Light Company dated January 6, 1951 and recorded January 13, 1951 in Volume 39 at Page 481 of the Brookfield Land Records.

- h. A Variance from the Zoning Board of Appeals dated August 15, 1979 and recorded August 23, 1979 in Volume 131 at Page 337 of the Brookfield Land Records.
- i. Such state of facts as a more accurate survey or physical inspection of the property may disclose.
- j. All easements, covenants and restrictions as of record may appear.
- k. Use of the property will be restricted exclusively to residential purposes.

3. The property is being sold "as is". No warranties, either express implied, are made as to its condition and no adjustments will be made for any after-discovered defects. All bids are based on the bidder's information and knowledge of the condition of the property acquired through his or her own endeavors and not upon any representations or comments made by the Town of Brookfield.

4. The property is being sold subject to no financing contingency. In the event the successful bidder is either unable or unwilling to consummate the sale, the deposit will be retained as liquidated damages.

5. Title will be transferred without any adjustment for taxes on the current list or for any outstanding utility charges or other like charges.

6. Bidders are required to make an opening minimum bid of \$30,000.00.

7. The successful bidder shall be required to commence renovation of the house within 6 months of closing of title thereto. Construction must be completed within 18 months of closing. The aforesaid start and completion dates may be extended with the consent of the Board of Selectman. The renovation of structures shall be in accordance with the requirements of the regulations of Historic District No. 1, and in addition, in accordance with the Standards of the Secretary of the Interior for the treatment of historic properties.

8. The successful purchaser of the property will need to install a new driveway as shown on the attached drawing. This will require an application to the State DOT.

9. At the conclusion of the bidding, the successful bidder will be required to execute a Contract with the Town of Brookfield, and close title within 30 days of the auction date.